

REVIEW SHEET

B-4154

Historic Preservation Certification Application—Significance

Property: 520 - 522 N. EUTAW ST., BALTIMORE, MD. Project No.: _____

Historic District: SETON HILL
2-17-87 date initial application received by State 3-10-87 date(s) additional information requested by State
3-31-87 date complete information received by State _____
_____ date of this transmittal to NPS _____
Inspection of property by State staff? ☒ no _____ yes date(s): _____

☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.
_____ There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER	This property involves:												
1	<table><tbody><tr><td>_____ Extensive loss of historic fabric</td><td>_____ Obscured or covered elevation(s)</td></tr><tr><td>_____ Substantial alterations over time</td><td>_____ Moved property</td></tr><tr><td><input checked="" type="checkbox"/> Preliminary determination of listing</td><td>_____ State recommendation inconsistent with NR documentation</td></tr><tr><td> <input checked="" type="checkbox"/> for district</td><td>_____ Recommendation different from the applicant's request</td></tr><tr><td> _____ for individual property</td><td></td></tr><tr><td>_____ Significance less than 50 years old</td><td></td></tr></tbody></table>	_____ Extensive loss of historic fabric	_____ Obscured or covered elevation(s)	_____ Substantial alterations over time	_____ Moved property	<input checked="" type="checkbox"/> Preliminary determination of listing	_____ State recommendation inconsistent with NR documentation	<input checked="" type="checkbox"/> for district	_____ Recommendation different from the applicant's request	_____ for individual property		_____ Significance less than 50 years old	
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_____ for individual property													
_____ Significance less than 50 years old													

NUMBER	Complete item(s) below as appropriate.
2	<p>(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>19TH & EARLY 20TH</u></p> <p>(2) The property <input checked="" type="checkbox"/> contributes _____ does not contribute to the historic significance of this registered historic district in: <input checked="" type="checkbox"/> location <input checked="" type="checkbox"/> design <input checked="" type="checkbox"/> setting <input checked="" type="checkbox"/> materials <input checked="" type="checkbox"/> workmanship <input checked="" type="checkbox"/> feeling _____ association _____ Property is mentioned in the NR or State or local district documentation in Section _____, page _____.</p> <p>(3) For properties less than 50 years old: _____ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution. _____ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing. _____ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.</p> <p>(4) For preliminary determinations: A. The status of the nomination for the property/historic district: _____ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.) _____ Nomination was submitted to the NPS on _____. _____ Nomination will be submitted to the State review board within twelve months. _____ Nomination process likely will be completed within thirty months. _____ Other, explain: _____</p> <p>B. Evaluation of the property: _____ Property is individually eligible and meets National Register Criteria for Evaluation _____ Property is located within a potential registered district that meets National Register Criteria for Evaluation: _____ A _____ B _____ C _____ D Criteria Considerations: _____ A _____ B _____ C _____ D _____ E _____ F _____ G</p> <p>(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and: _____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation. _____ does not appear to contribute to the period(s) or area(s) of significance of the district.</p>

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Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings). THIS STRUCTURE IS A THREE STORY, THREE BAY BRICK TOWNHOUSE WITH A STOREFRONT AT THE FIRST LEVEL. IT HAS 1/1 WINDOWS WITH KEYSTONED JACK ARCHES ON THE SECOND FLOOR AND ARCHED TOPPED 1/1 WINDOWS ON THIRD. THE CORNICE IS METAL W/ EGG AND DART MOLDING. THE REAR IS THREE BAYS WIDE WITH 1/1 WINDOWS.

THE INTERIOR CONSISTS OF A UTILITARIAN BASEMENT WITH A CONCRETE FLOOR AND A FIRST LEVEL THAT INCLUDES A SHOP AREA AND A SMALLER ROOM IN THE REAR SUPPORTING A SMALL MEZZANINE. THE NINE FOOT CEILING IN THIS AREA RETAINS ITS TIN CEILING. A PRIVATE ENTRANCE, TO THE LEFT OF THE STOREFRONT, LEADS TO AN ENCLOSED STAIRWELL TO THE SECOND AND THIRD LEVELS. THE STAIR RAIL, NEWEL AND BALUSTRADE ARE REMAINING. THE SECOND AND THIRD FLOORS ARE CURRENTLY APARTMENTS AND RETAIN MOST OF THEIR ORIGINAL DOORS, DOOR TRIM, WINDOW TRIM AND FLOOR MOLDING IN GOOD CONDITION.

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State Official Recommendation:

- This application for the above-named property has been reviewed by MICHAEL K. DAY, a professionally qualified architect, architectural historian, or historian on my staff.
- ☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
 - ☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
 - ☐ The property does not contribute to the significance of the above-named district.
 - ☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - ☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
 - ☐ The property appears to contribute to the significance of a:
 - ☐ potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - ☐ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
 - ☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.
 - ☐ Insufficient documentation has been provided to evaluate the structure.

☐ Detailed NPS review recommended ☐ Precedent-setting case ☐ Forwarded without recommendation

5-4-87

Date



State Official Signature

☐ See attachments:

NPS Comments:

HISTORIC PRESERVATION CERTIFICATION APPLICATION 5 17 87
PART 1 - EVALUATION OF SIGNIFICANCE B-4154

NPS Office Use Only
Project Number
TRUST

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: 520/522 NORTH EUTAW ST.
Address of property: 520/522 NORTH EUTAW ST.
City BALTIMORE, MD. County — State MARYLAND Zip Code 21201
Name of historic district: SETON HILL HISTORIC DISTRICT
☒ National Register district ☒ certified state or local district ☐ potential historic district

2. Check nature of request:
☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:
Name RON RUSSO Title OWNER
Street 723 S. CHARLES ST. SUITE LL3A City BALTIMORE
State MARYLAND Zip 21230 Telephone Number (during day): 301/539-6161

4. Owner:
Name RONALD A. & BARBARA J. RUSSO
Street 14609 CAMBRIDGE DRIVE City UPPER MARLBORO
State MARYLAND Zip 20772 Telephone Number (during day): 301/539-6161

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature Ronald A. Russo - Barbara J. Russo Date 2/9/87
Social Security Number or Taxpayer Identification Number [REDACTED]

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The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

520/N. EUTAW ST.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION -
PART 1

NPS Office Use Only

Project Number

520/N. EUTAW ST.

Property No.

Owner Name (Social Security or Taxpayer ID Number)

B-4154

6. Description of physical appearance: THE BUILDING IS A THREE STORY BRICK TOWNHOUSE APPROX. 25 FT. WIDE AND 50 FT. DEEP. CONSTRUCTED WITH A BROWN BRICK FACADE, THE TOWNHOUSE NOW HAS A STORE FRONT ON THE FIRST FLOOR WITH A RESIDENTIAL UNIT ON THE SECOND FLOOR AND A SIMILAR UNIT ON THE THIRD FLOOR. THE TOWNHOUSE IS THREE BAYS WIDE WITH ONE OVER ONE RECTANGULAR WINDOWS ON THE SECOND FLOOR. THESE WINDOWS HAVE STONE SILLS, A STONE KEYSTONE CENTERED AT THE TOP OF EACH AND A RAISED OUTLINING IN BRICK SURROUNDING EACH WINDOW. THERE IS A STONE BANDING AT THE LEVEL OF THE SILL WHICH RUNS THE ENTIRE WIDTH OF THE PROPERTY. EACH OF THE THREE THIRD FLOOR ONE OVER ONE WINDOWS IS ARCHED WITH AN OUTLINING IN RAISED BRICK. THERE IS ALSO A BAND OF STONE AT THE LEVEL OF THE SILLS WHICH RUNS THE WIDTH OF THE BUILDING. THE TOP CORNICE IS METAL WITH EGG AND DART MOLDING. THE REAR IS THREE BAYS WIDE WITH ONE OVER ONE WINDOWS AND IS UNORNAMENTED.

Date of Construction: CIRCA 1890-1900 Source of Date: BALTIMORE CITY COMMISSION ON HISTORIC AND ARCHITECTURAL PRESERVATION

Date(s) of Alteration(s): STOREFRONT - UNKNOWN

Has building been moved? ☐ yes ☒ no. If so, when?

Statement of significance: THIS BUILDING REPRESENTS A CONTINUATION OF THE REHABILITATION WE HAVE ALREADY COMPLETED OF RESIDENTIAL AND COMMERCIAL TOWNHOUSES IN THE 600 BLOCK OF N. EUTAW ST. ALSO, IT COMPLIMENTS THE TYPICAL STREETSCAPE OF PREDOMINATELY THREE STORY BRICK BUILDINGS WHICH ARE FREQUENTLY COMMERCIAL USES ON THE FIRST LEVEL WITH RESIDENTIAL USES ON THE UPPER FLOORS THAT FRONT ON NORTH EUTAW STREET FROM THE UNIT BLOCK THROUGH THE 700 BLOCK. THE REHABILITATION OF 520/N. EUTAW ST. WILL ENHANCE THE CHARACTER OF BALTIMORE'S MARKET CENTER AREA WITH ITS NINETEENTH CENTURY COMMERCIAL ATMOSPHERE AS WELL AS ACT AS AN ANCHOR TO THE EASTERN EDGE OF THE SETON HILL HISTORIC DISTRICT.

ADDITIONALLY THE REHABILITATION OF 520/N. EUTAW ST. WILL ADD TO THE IMPROVEMENTS ALREADY UNDERTAKEN IN SETON HILL. ONE OF BALTIMORE'S EARLIER NEIGHBORHOODS, SETON HILL GREW UP AROUND SAINT MARY'S SEMINARY AND CHAPEL WHICH WAS ESTABLISHED IN 1790. CHARACTERIZED BY AN AMAZINGLY WIDE ARRAY OF ARCHITECTURAL STYLES FROM FEDERAL THROUGH VICTORIAN, THE TOWNHOUSES OF SETON HILL LINE SMALL QUIANT STREETS AND LARGER COMMERCIAL STREETS WHICH CENTER ON THE SITE OF ST. MARY'S CHAPEL AND THE MOTHER SETON HOUSE. BUILT IN 1811, ST. MARY'S SEMINARY CHAPEL WAS DESIGNED BY MAXIMILLIAN GODEFREY AND IS THE FIRST GOTHIC REVIVAL CHURCH IN AMERICA. ADJACENT TO THE CHAPEL IS THE MOTHER SETON HOUSE, THE SITE OF THE SCHOOL AND RESIDENCE OF ELIZABETH ANN SETON, AMERICA'S FIRST CANNONIZED SAINT.

Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☐ yes ☐ no

CONTINUATION SHEET

OMB Approved
No. 1024-0009
Expires 8/31/86

520/522 N. Eutaw St.

Property Name

Baltimore, Md. 21201

Property Address

Ronald A. Russo

Owner Name/Social Security or Taxpayer ID Number

Historic Preservation
Certification Application

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Project Number:

MAR 21 1987

B-4154

MARYLAND HISTORICAL

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Project.

NPS Project Number:

The interior of the building consists of a basement with a concrete floor which houses the utilities for the building and provides storage for its tenants. No decorative features exist in the basement.

The first floor is occupied by a beauty salon in one large room with a smaller room in the rear supporting a small mezzanine. The dominant decorative features of the first floor space is the 9 foot ceiling height and of course the original tin ceiling which shall be retained if possible.

From a private entrance to the left at the front of the building is a doorway leading to an enclosed stairwell to the second and third floors. The stairwell is decorated with a most impressive ballustrade and handrail features which exist all the way to the third floor. These features of course will be preserved.

The second floor, which is occupied, has no mantel, however it does possess some fairly impressive trim features which appear to be in good condition. These features will be preserved.

Likewise, although vacant the third floor contains similar decorative trim features and where it has not deteriorated beyond repair shall also be preserved. Of note are the three (3) arched top sash windows at the third floor front of the building.

Owner's Signature



Date

3/28/87

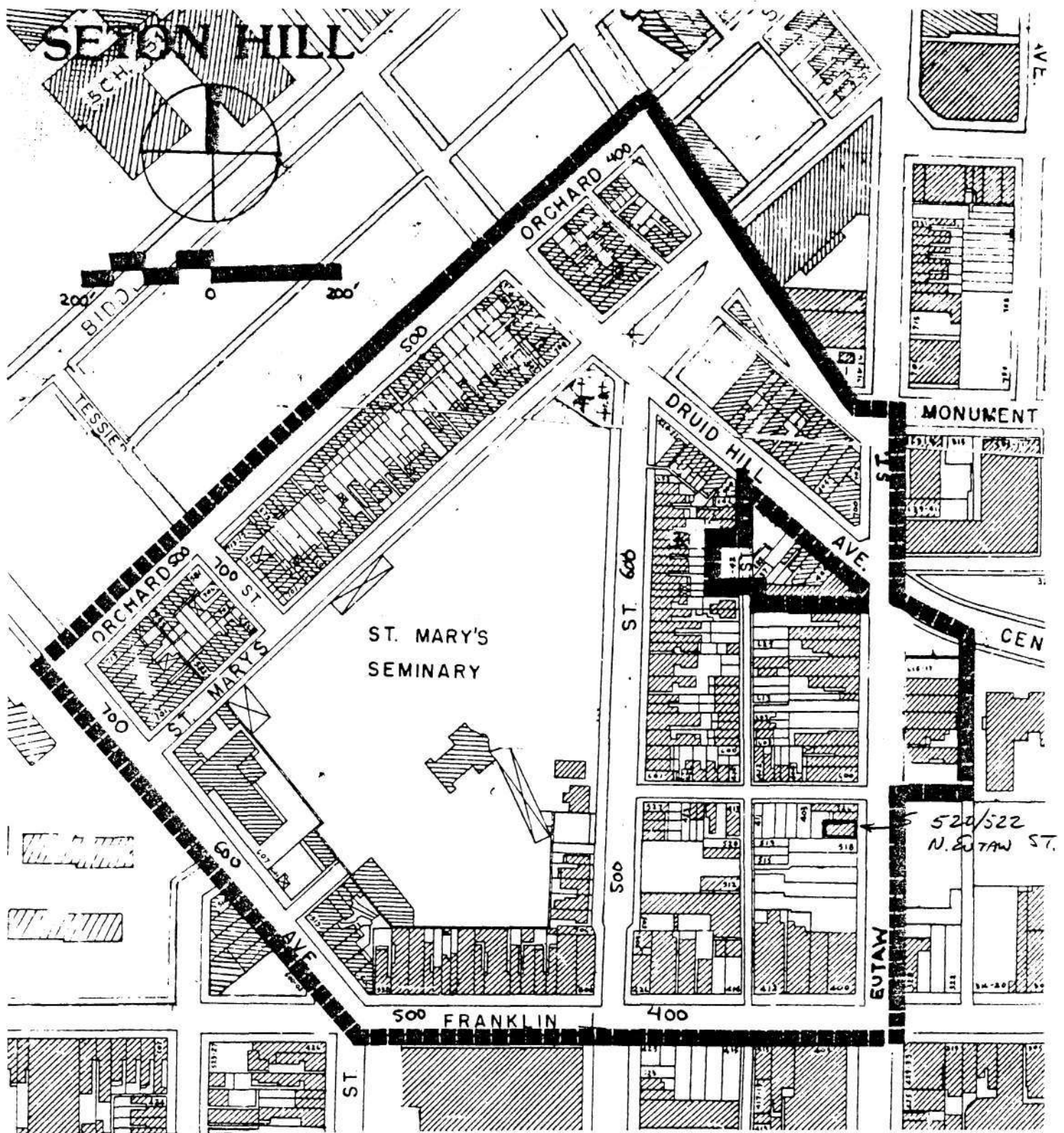
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- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office



SETON HILL BALTIMORE CITY HISTORIC DISTRICT 7/2/68
 SETON HILL NATIONAL REGISTER HISTORIC DISTRICT 9/30/75

B-4154

P. 4154
SETON HILL

Baltimore City Historic District: Ordinance 193, 7/15/68; 1164,
8/14/79
National Register of Historic Places 9/30/75

Seton Hill, the fifth Historic District, dates back to a land grant that was claimed by Edward Talbot in 1680 and known as "Talbot Plaines". It was settled in 1791 when an order of teacher-priests known as the Sulpicians, fleeing the French Revolution, came to Baltimore. They established Saint Mary's Seminary, the first Catholic Seminary in the United States.

The French families who followed in the wake of the Sulpicians built their homes around the Seminary. The small two-and-a-half story houses that make up Seton Hill were built in the early to mid-nineteenth century and show evidence of underground tunnels that connected to the old seminary buildings.

The Chapel of Our Lady of the Presentation, located on the Seminary grounds was designed by Maximilien Godefrey in 1808, a prominent architect of the time. The building is the oldest remaining example of Gothic Revival architecture in the United States.

Also associated with Saint Mary's is the home of Mother Elizabeth Ann Bayley Seton, the first American canonized Saint. Here she began the first Catholic parochial school in America. Mother Seton is also known as the founder of the first American Order of Nuns, the Sisters of Charity.

Seton Hill is undergoing private rejuvenation. In 1975 the large seminary structure was demolished to provide for a community park. Seton Hill's proximity to downtown, the Lyric Theatre, Maryland General Hospital, Mount Vernon and Bolton Hill make it a desirable in-town neighborhood.

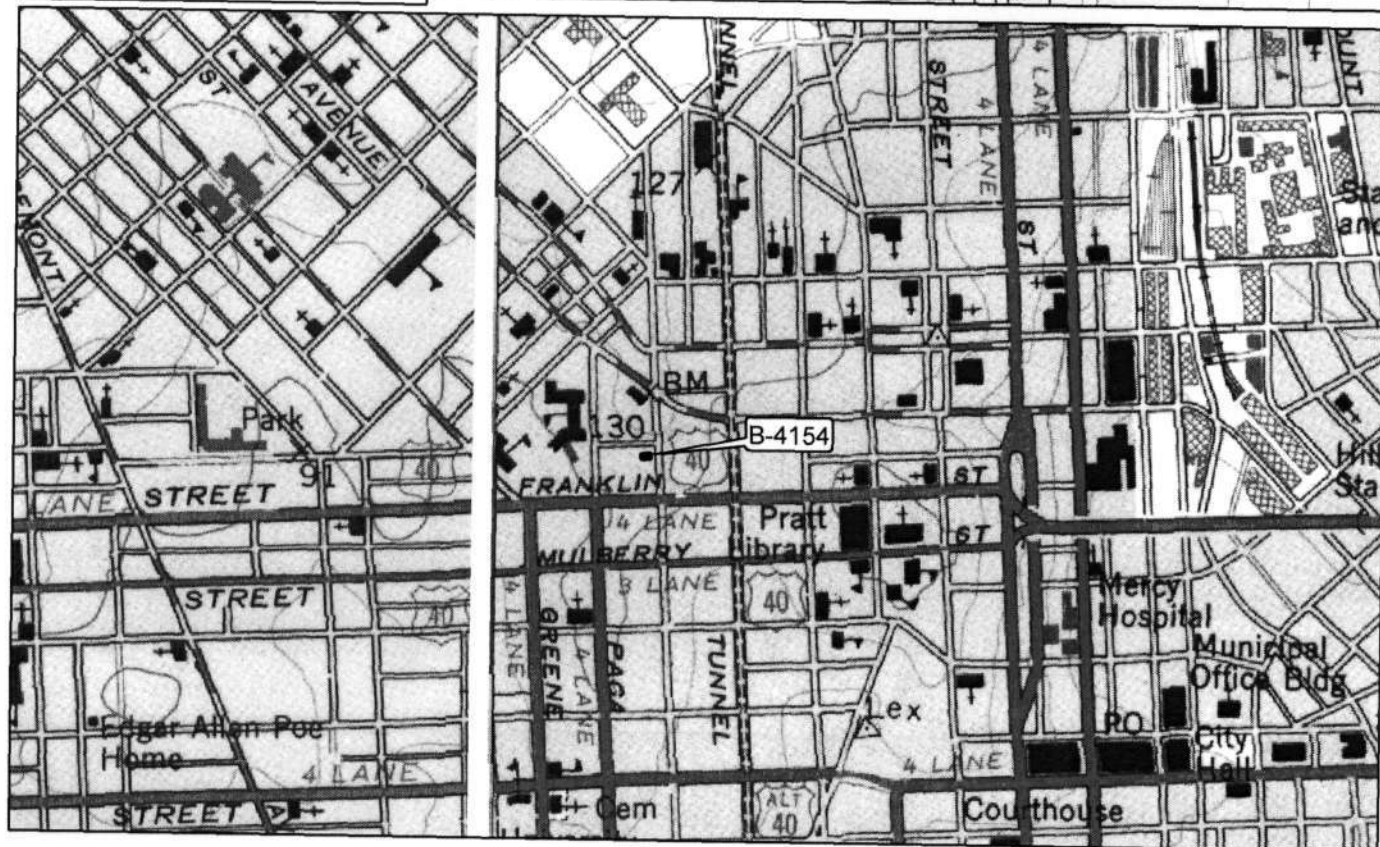
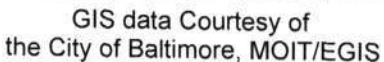
B-4154

520-522 N. Eutaw Street

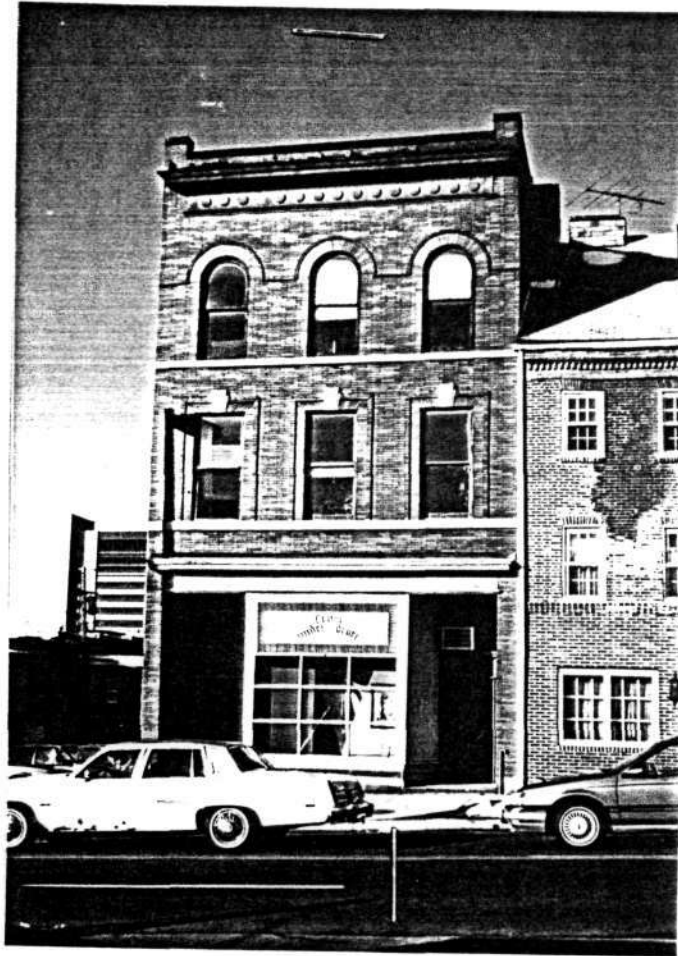
Block 0547A, Lot 037

Baltimore City

Baltimore East Quad.

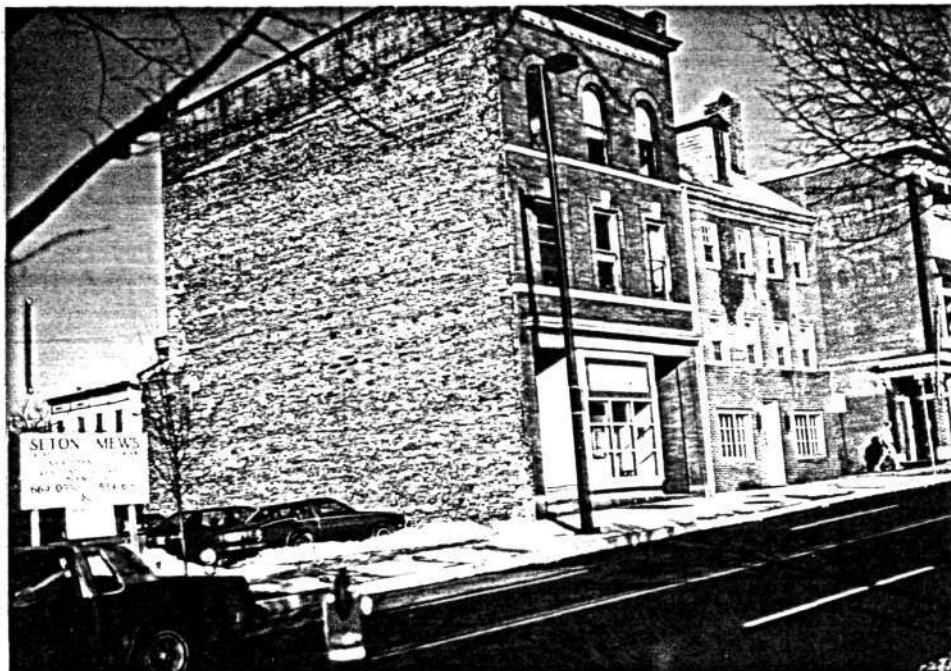


520/522 N. E. 1st St.
B-4154



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FRONT ELEVATION



SIDE ELEVATION